

**The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure)(England)
Order 2015.**

DESIGN AND ACCESS STATEMENT

**Full application for proposed residential development as amended, to provide 5 flats
and 2 detached two storey houses on land at 157 Milton Road, Cowplain,
Waterlooville, Hampshire PO8 8RE.**

For P.D. Scammell Limited

March 2017

Planning Solutions Limited

1.0 INTRODUCTION AND ASSESSMENT OF PHYSICAL CONTEXT

- 1.1 Full planning permission is sought for proposed residential development, as amended, (5 flats and 2 detached houses) on land at 157 Milton Road, Cowplain, Waterloooville, PO8 8 RE.
- 1.2 An outline application for proposed residential development (10 flats) was submitted to the Council for consideration, in October 2016; APP/16/01038 refers. The application was subsequently withdrawn by the applicant in December 2016, due to the Council's concerns for the scale and bulk of the development as proposed, albeit the principle of development was accepted.
- 1.3 Following several weeks of intensive mutually pro-active discussions with case officer Mrs. Daphne Haywood, the applicant's project architect has produced a succession of overall design changes. It is now believed that the radically changed and reduced development proposals represent an evolved, definitive, acceptable development in terms of siting, scale, bulk, streetscene compatibility, amenity and landscaping treatment.

An explanation of the character and features surrounding the site.

- 1.4 The proposed flats element of the application site fronts primarily onto the west side of the heavily trafficked and unclassified Milton Road, which forms part of the local traffic distributor network serving an intensively developed mainly residential urban area of Cowplain. The proposed two detached houses front onto the south side of Pyford Close; its southern boundary is adjacent to the Milton Parade row of shop units, with flats above at first floor level. The flats are accessed to the rear of the shops, off Sunnymead Drive. The site backs onto a bungalow and other one and a half and single storey dwellings in Pyrford Close. The surrounding residential properties in this built up area are predominantly single or two storeys (bungalows, chalet bungalows and houses in generous plots), which provide an exceptional ingress of daylight and sunlight to the area. Opposite the proposed development site is the "The Rainbow" public house and a bus stop which regularly services to connect Cowplain with the urban centre of Waterloooville, with its opportunities for local employment, main shopping services and leisure facilities.

An explanation of the character and features of the site itself.

- 1.5 Like much of the surrounding built up area, the application site is level and comprises an area of approximately 800 sq. metres / 0.08 hec. of vacant, previously developed brownfield land.

From the mid 1970s to 1998, the site was occupied as a petrol filling station. The premises were converted to a convenience store in 1998, which burnt down in 2014 and what was left of the building was demolished in 2015; the site has since remained vacant, albeit there are 5 underground petrol storage tanks still in-situ.

Following clearance of the site in 2015, the ground level was brick paved as a temporary measure. By reason of the open fronted nature of the site, short stay car parking is permitted, accessed from the original vehicular access and exit, off Milton Road and Pyford Close respectively. The north (part), south and east boundaries of the site are defined as existing, by 2m. high wood fences.

2.0 PROPOSALS AND DESIGN PRINCIPLES (as amended)

- 2.1 The consummate objective of the proposal is to redevelop a vacant, previously developed site, in accordance with local and national planning policy, which will provide 5 residential units within a new building and 2 detached houses in a prime location in the urban area of Cowplain, and within the northern environs of WaterlooVille.
- 2.2 The design process has taken into account the character and appearance of the adjacent commercial and residential property and residential development generally in the wider urban area, to produce development proposals considered to be appropriate in terms of siting, scale, proportion, alignment and with the use of traditional construction methods, materials and finishes.
- 2.3 In particular, the part three-storey building has been designed to ensure that its overall height is no greater than the ridge height of the adjacent building with flats above the shops. The two-storey element of the building has been designed and sited so as to respect the amenities of the occupiers of No. 22 Pyrford Close and to ensure minimal visual impact on that property. The building will be constructed with buff facing bricks. The two detached houses are modest in terms of scale and proportion; and will relate well with existing neighbouring dwellings.

- 2.4 The Site and Block Plans submitted with the application show closure of the original vehicular access to the site off Milton Road and utilisation of the existing vehicular access off Pyrford Close to serve flat resident's car parking spaces, cycle storage and bin storage; and also provide safe and convenient pedestrian access to the rear of the new building.
- 2.5 The amenity of the neighbouring bungalow, No. 22 Pyrford Close, has especially been carefully considered in the proposal's layout, with a substantial gap left between the adjacent new dwelling and the east facing elevation of the bungalow.
- 2.6 The scale of the proposed development is considered, in terms of height, size, siting and alignment, to be proportionate and compatible with adjacent property.
- 2.7 Landscape treatment on the boundaries and within the proposed development site is considered to be an important aspect and which will enhance the overall appearance of the new building. Hard landscape areas will include brindle interlocking concrete block paving with parking spaces defined with buff block paving. These hard surfaces will be permeable and self-draining.

3.0 ACCESS

- 3.1 The existing vehicular access formation established originally for the petrol filling station many years ago, off Pyrford Close, will be utilised to serve the proposed flats development and will not require any material change.
- 3.2 The site layout provides retained vehicular access to unallocated parking arrangements for the use of flats residents, with adequate turning space to ensure that vehicles entering the adjoining road can do so in forward gear. As shown on the site plan submitted, adequate off-road parking is provided for the two houses.
- 3.3 The newly formed driveway will be resurfaced with interlocking concrete blocks; the driveway will also provide pedestrian access to the rear of the building.

4.0 COMMUNITY INVOLVEMENT

- 4.1 The occupiers of No. 22 Pyrford Close have been fully consulted with details of the proposed development, as amended and have not objected to the amended proposal.

5.0 PLANNING POLICY

- 5.1 The Development Plan comprises the extant adopted Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (NPPF) 2012.
- 5.2 The NPPF, a material consideration in decisions on planning applications sets out an agenda aimed at achieving sustainable development which includes economic, social and environmental roles. At the heart of the NPPF is a presumption in favour of sustainable development. Planning law requires that applications for planning permission must be determined in accordance with the development plan (including the Local Plan), unless material considerations indicate otherwise.
- 5.3 Core planning principles in the NPPF encourage the effective use of land by reusing land that has been previously developed (brown field land), provided it is not of high environmental value.

Local Plan.

- 5.4 The following policies of the adopted Havant Borough Local Plan (Core Strategy) 2011, are considered to be particularly relevant towards the determination of this application:
- AL1 (Presumption in Favour of Sustainable Development)
 - CS9 (Housing)
 - CS16 (High Quality Design)
 - CS17 (Concentration and Distribution within Urban Areas)
 - DM13 (Car and Cycle Parking on Residential Development)

6.0 SUMMARY CONCLUDING STATEMENT

- 6.1 Full planning permission is sought for proposed residential development to provide 5 flats and 2 detached houses on land at 157 Milton Road, Cowplain, Waterloooville, PO8 8RE.
- 6.2 The proposed development would be appropriate in terms of design, siting, scale, layout and would be satisfactorily integrated within its local urban context without discernible or unacceptable detriment to the amenities of occupiers of adjoining dwellings; and in proper planning terms would make efficient use of previously developed land (PDL).
- 6.3 From a planning perspective, the site for the proposed development is in an eminently sustainable urban location, with convenient access to local services and facilities provisions, including public transport links to the nearby urban centre of Waterloooville with employment opportunities, main shopping services and leisure facilities; in sustainability terms, the development site is in accordance with the social role dimension as defined in the national Framework.
- 6.4 Provision is made for flat residents' unallocated car parking and cycle storage.
- 6.5 The Local Plan Housing Statement, which was formerly adopted on 7th December 2016 as an interim measure towards the emerging Havant Borough Local Plan 2036, stresses the Council's need to significantly boost the supply of new housing in order to meet objectively assessed housing need, as required by the national Framework. Sites for 9928 homes, included in strategic sites and urban extensions, have been identified across the Borough, leaving a shortfall of 1322. The development proposals will readily be supported by the existing infrastructure and services provisions.
- 6.6 On previously developed / brown field land, in a prime location within an established built-up urban area, the proposed sustainable development is materially in accordance with relevant planning policies in the extant Local Plan specifically AL1, CS9, CS16, CS17 and DM13, and is also in accordance with relevant Framework policy. Added to that, the proposed 7 residential units would usefully contribute to the housing target shortfall, as a windfall site.

- 6.7 It is understood that the original application for 10 flats, met with a corpus of protest from residents in the wider areas of Cowplain / Waterloooville, who were concerned that development of the site would result in the loss of short stay parking. It is therefore important, as earlier mentioned at 1.5, to emphasise that the short stay convenient car parking since 2015 has been allowed by the owners of the site strictly as a temporary arrangement. The land is in private ownership and does not constitute a dedicated longer term vehicle parking facility. It should also be pertinently noted that abusive use of the temporary car park through late night / overnight parking, including contractor's vans and commercial vehicles, is a burgeoning source of nuisance, noise and general disturbance to nearby local residents.
- 6.8 Since the principle of development has already been established the full application is submitted to the Council for favourable consideration.

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